

County of Loudoun
Department of Planning
MEMORANDUM

DATE: June 28, 2007

TO: Judi Burkitt, Project Manager
Land Use Review

FROM: ^{rb}Pat Giglio, Planner
Community Planning

SUBJECT: SPEX 2005-0019 & CMPT 2007-0012, Verizon Wireless at
Round Hill

BACKGROUND

The applicant, Verizon Wireless, is requesting a Special Exception and Commission Permit to locate an array of twelve (12) telecommunication panel antennas on the existing 145' high Round Hill Water Tower. The antenna array will be mounted on a vertical mast which will extend 8' above the existing water tower. The antenna array will be approximately 155' above ground level. A ground-mounted equipment shelter (approximately 12' x 30' x 10') will be located on a concrete slab near the base of the water tower within the existing chain linked fenced yard (216'x 216') of the water pumping facility. The mounting hardware for the proposed antenna array is designed to accommodate one more provider should they choose to extend the height and locate on the site. County policies encourage the collocation of multiple telecommunication providers on existing tall structures (*Telecommunication Plan, Policy B-2, pg. 6*).

The Round Hill Water Tower and proposed mobile telecommunication facility are located on an approximately one acre parcel at 17144 Evening Star Drive, which is surrounded by a larger 24.1 acre parcel which is designated as an HOA park for the Villages at Round Hill and is currently owned by the Town of Round Hill. The subject site is located north of intersection of Evening Star Drive and Business Route 7, and east of the Round Hill Elementary School. The existing water tower and proposed mobile telecommunication facility will be accessed by a shared gravel driveway accessed from Evening Star Drive. The property is surrounded by single-family homes located on 1 to 15 acre lots to the north and east along Bell Road. Round Hill Elementary School is located to the west and the single- family homes of the Villages at Round Hill are located to the south of the subject site, beyond the HOA park land.



View Northeast of Round Hill Water Tower and fenced equipment yard.

The subject site was rezoned as part of the Villages at Round Hill in 2002 and is currently zoned PDH-3 (Planned Development Housing) and governed under the provisions of the Revised 1993 Zoning Ordinance. The subject site is located within the Joint Land Management Area of the Town of Round Hill. In accordance with the Revised 1993 Zoning Ordinance, a Commission Permit is required when a public utility or public service facility is constructed. A Commission Permit is used to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan. A Special Exception is also required for the proposed use within the zoning district.

The installation of the proposed antenna array on the existing water tower and the location of the associated equipment shelters at the base of the water tower will require no additional land disturbance or impact any aspects of the Green Infrastructure as outlined in the Revised General Plan.

COMPREHENSIVE PLAN CONFORMANCE

The site is located within the Joint Land Management Area of the Town of Round Hill and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Residential uses (Revised General Plan, Planned Land Use Map, p. 7-23). The proposed use is specifically

governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

ANALYSIS

A. LAND USE

Location

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on "existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible" (Telecommunications Plan, Policy 1, p.3). The location of the proposed telecommunication facility on the existing 145' Round Hill Water Tower is considered a preferred location because it effectively uses the height of the existing structure to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. The proposed location of the telecommunication antennas on the exiting water tower and the location of the associated equipment shelters within the existing chain linked fenced yard of the water pumping facility are consistent with Plan policies and countywide goals to minimize the need for construction of new towers and monopoles, as well as seeks to minimize their visual impact (Telecommunications Plan, Policy 1, p.3).

Staff finds the proposed site and location of the proposed telecommunication facility on the existing water tower is an appropriate and preferred location as identified by the Plan. Staff supports the request for a Special Exception and Commission Permit.

Design and Visual Impact

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to "blend with the natural and built environment of the surrounding area". The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (Telecommunications Plan, Policy 2, p. 6). Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping and visual screening (Telecommunications Plan, Policy B 3, p. 7).

The proposed antenna arrays will be mounted on a vertical mount assembly which will extend 8' above the existing water tower for a total height of approximately 155' above ground level. The antennae array will consist of twelve (12) telecommunication panel antennas. The mount assembly and antenna array will be painted to blend with the existing water tower. The applicant has provided computer simulated color photographs depicting how the proposed antennas

may appear on the existing water tower. These enhanced photographs are taken from various vantage points from the public right-of-way along Evening Star Drive. In the photo-simulations, the antennas arrays are clearly visible atop the existing water tower. Additionally other views from Bell Road (Route 720), Harry Byrd Highway (Route 7), Colonial Highway (Route 7 Business) and the surrounding properties are anticipated based on a site visit to the area.

Based on the submitted drawings, photo-simulations, and a site visit to the area, the proposed visual impact created by the proposed mount assembly and antenna array on the top of the existing water tower is relatively insignificant compared to the larger existing visual impact created by the 145' existing water tower on the surrounding landscape. The proposed antenna array and ground-mounted equipment shelter are consistent with the industrial character of the existing water tower and water pumping facility. Staff recommends information regarding the color of the proposed mount assembly and antennas be specified in the general notes of the SPEX plat to ensure that the proposed construction blends with the existing water tower.

Staff finds the overall design of the proposed telecommunication facilities (mount assembly, antennas arrays and ground-mounted equipment shelter) in association with the existing water tower and water pumping facility to be in general conformance with Plan policies. Staff recommends that the general notes of the plat specify the color of the proposed mount assembly and antennas to ensure that the proposed construction blends with the existing water tower.

B. EXISTING CONDITIONS

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive and active resources that will be integrated in a related system. It includes stream corridors, vegetative landscapes, wildlife and endangered species habitats, and heritage resources (Revised General Plan, Policy 1, p.5-1 & 5-2). Development should take place around these elements, incorporating them into the design of the site (Revised General Plan, text, p. 6-2). Such an approach places a priority on preserving both sensitive environmental and man-made features.

The installation of the proposed antenna array on the existing water tower and the location of the associated equipment shelters at the base of the water tower will have no effect on animal habitat, vegetation, water quality or air quality or impact any aspects of the Green Infrastructure as outlined in the Revised General Plan.

Staff finds the proposed construction will have no impact on Green Infrastructure elements as outlined in the Revised General Plan.

C. SAFETY AND HEALTH POLICIES

Plan policies state "an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopolies, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (Telecommunications Plan, Policy C2, p. 10).

Staff recommends a condition of approval to ensure removal of the facility following cessation of use.

RECOMMENDATION

The location of telecommunications facilities is governed by the Strategic Land Use Plan for Telecommunications Facilities, which identifies co-location on existing tall structures as a preferable location for telecommunication antennas. The location of the proposed telecommunications facility on the existing water tower effectively uses the height of the existing structure to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. The visual impact created by the construction of the proposed 8' mount assembly with antenna arrays on the top of the existing water tower is relatively insignificant compared to the larger existing visual impact created by the 145' existing water tower on the surrounding landscape.

Staff finds that the application is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities. Staff recommends that conditions of approval be developed to specify the color of the proposed mount assembly and antennas to ensure that the proposed construction blends with the existing water tower and that provisions for the removal of the facility following cessation of use be provided in the final documents. Staff recommends approval of the subject Special Exception and Commission Permit with conditions.

CC: Julie Pastor, AICP, Director, Planning
Cindy Keegan, AICP, Program Manager, Community Planning

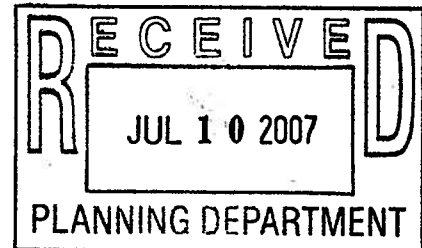


COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: July 9, 2007
TO: Judi Birkitt, Project Manager, Planning Department
FROM: Brian Fish, Planner, Zoning
THROUGH: Mark Stultz, Deputy Zoning Administrator *MS*



CASE NUMBER AND NAME: SPEX 2007-0019 & CMPT 2007-0012, Verizon Wireless Antenna @ Round Hill Water Tank
RE: Special exception for a total of 24 antennas with associated 360 s.f. unmanned equipment shelter on property zoned PD-H3, administered as PD-H12, under the 1972 Loudoun County Zoning Ordinance
TAX MAP/PARCEL NUMBER: /34/30///I-A/
PIN/MCPI: 554-26-6077
ACREAGE: .93 acres (40,510.8 square feet)

As the 1972 Loudoun County Zoning Ordinance ("Ordinance") does not address telecommunications, Zoning has consistently interpreted the use to be most similar to a public utility, which requires special exception approval per Article 701.6.2.1. Staff has reviewed the referral materials enclosed in the June 7, 2007 Memorandum and has the following comments:

I. CRITICAL ISSUES:

1. The water tank is subject to Article 520.4.1, which requires it to be set back from the property line a distance equal to its height. The tank is 145' in height and, therefore, is required to be set back a minimum of 145' from all property lines. A subdivision waiver (SBWV 2004-0005) was approved May 27, 2005 and recorded July 12, 2005 that resulted in the water tank being less than the required 145' from all property lines. For that reason, the water tank is considered a non-conforming structure. Because the proposed addition of an antenna structure for Verizon Wireless would add an additional height of 11' for a total of 156', the proposed antennas would be increasing the height of the structure, thus increasing the degree of non-conformity, which is not allowed per Article 804 of the 1972 Loudoun County Zoning Ordinance. In order to address this issue, the Applicant could request a modification to Section 520.4.1, in accordance with Section 700.2 of the Ordinance.

II. APPLICABLE ZONING ORDINANCE INFORMATION and CONFORMANCE:

1. Staff recommends that areas containing moderately steep slopes (15-25%) be clearly labeled on the subject parcel.
2. Revise the Special Exception Notes to state that the use is determined to be most similar to a public utility and requires special exception approval per Article 701.6.2.1.
3. Add all approved applications that apply to the site to the Special Exception Notes (ZMAP 1989-0004, SBWV 2004-0005, ZCOR 2005-0034).
4. Revise the Title block on Sheet C-1 to reflect that it is a Special Exception plat. Remove "Site Plan" as that is a different application and must be applied for separately if this proposal is approved.
5. Provide a landscaping sheet that reflects the existing and proposed landscaping. Be advised that a Type 4 buffer is required. The buffer yard and plantings per 100 linear feet must be provided, in addition to a fence that provides 95% opacity per Section 560.05(A) and Attachment B(4).
6. Parking is to be provided for all public utilities as determined by the Planning Director per Article 701.10. Demonstrate that space exists for the parking of 2 vehicles.

_____	Applicant
_____	LMG
_____	Public File
_____	Other

Laura Edmonds - SPEX-2007-0019 Verizon Wirelss at Round Hill

From: Laura Edmonds
To: judi.burkitt@loudoun.gov
Date: 6/26/2007 12:38 PM
Subject: SPEX-2007-0019 Verizon Wirelss at Round Hill
CC: Marsh, William

Judi,

The Environmental Review Team (ERT) reviewed SPEX-2007-0019, Verizon Wireless at Round Hill, during the June 26, 2007, ERT Meeting. There are no significant green infrastructure concerns associated with the application; therefore, we are deferring review and will not be providing comments.

Please let me know if you have any questions as you complete your staff report.

Laura

Laura Edmonds
Environmental Engineer
ASC #60
Loudoun County Government
1 Harrison St. S.E.
Leesburg, VA 20177
ledmonds@loudoun.gov
(703) 737-8923

ATTACHMENT 1 c

A8

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: July 18, 2007
TO: Judi Burkitt, Project Manager, Department of Planning
FROM: Art Smith, Senior Coordinator, Planning and Development
SUBJECT: SPEX 2007-0019 and CMPT 2007-0012
Verizon Wireless at Round Hill
First and Final Referral

AS

Background:

These applications would allow the addition of a pod extension to the top of an existing 145-foot water tank. The site is currently served by a 24-foot access easement. Since the proposal has minimal transportation impacts, OTS has no objections to the approval of these applications.

cc: Andy Beacher, Assistant Director/Highway Division Chief



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
June 15, 2007

Ms. Judy Burkett **MSC#62**
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
Leesburg, Virginia 20177-7000

Re: CMPT 2007-0019 & SPEX 2007-0012 Verizon Wireless At Round Hill
Loudoun County

Dear Ms. Burkett:

I have reviewed the above plan as requested in your submittal dated June 7, 2007, and received on June 11, 2007. I have no objection to the approval of this plan.

If you have any questions, please call me at (703)383-2424.

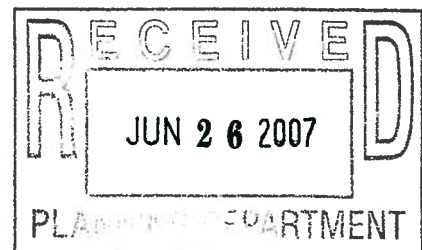
Sincerely,

Kevin Nelson
Transportation Engineer

cc: Mr. Jim Zeller

spex2007-012se1VerizonWirelessRoundHill6-15-07JB

Application	_____
TIME	_____
Public File	_____
Other	_____



ATTACHMENT 1e

A-10



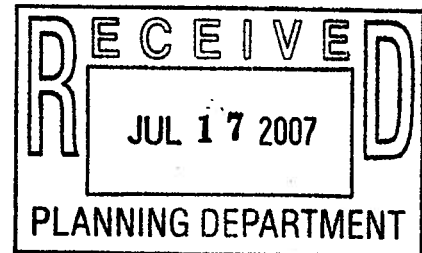
LOUDOUN COUNTY, VIRGINIA
Department of Fire – Rescue And Emergency Management

803 Sycolin Road, Suite 104
Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



MEMORANDUM

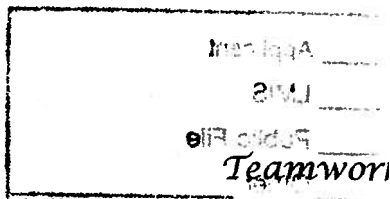
To: Judi Birkitt, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: July 16, 2007
Subject: Verizon Wireless at Round Hill
SPEX 2007-0019 & CMPT 2007-0012



Thank you for the opportunity to review the above captioned application to install wireless communication equipment on an existing water tank. The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the application as presented.

Staff did not receive comments from the first due fire-rescue company by the requested due date. If you have any questions or need additional information, please contact me at 703-777-0333.

C Project File



ATTACHMENT 1-f

* Service

A-11



Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000



Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

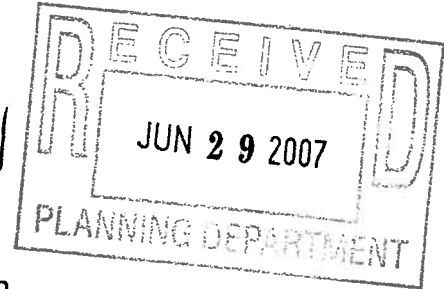
Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

June 26, 2007

MEMORANDUM TO: Judi Burkitt, MSC #62
Project Manager

FROM: Jeff Widmeyer, MSC #68
Sr. Env. Health Specialist
Division Of Environmental Health

SUBJECT: SPEX 2007-0019 & CMPT 2007-0012
LCTM 34 ((30)) 1-A PIN 554-26-6077



The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Drainfield Sites	___	___	<u>X</u>
b. Proposed Wells	___	___	<u>X</u>

The locations on the plat, submitted by GSE, Inc. dated **August 15, 2006**, are correct as shown:

a. Wells (existing and proposed)	___	___	<u>X</u>
b. Drainfield Sites	___	___	<u>X</u>

Health Department staff recommends: Approval X Denial ___

Approval with conditions _____

Items that are incorrect/deficient are listed on the attached page.

Attachments Yes _____ No X

If further information or clarification on the above project is required, please contact Jeff Widmeyer at 777-0642.

JPW/JEL/jpw

①



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Judi Burkett, Project Manager, Planning Department (MSC #62)
From: Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)
Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Park Board, Chairman
Stephenie Doyle, Park Board, Blue Ridge District
Date: September 19, 2007

Subject: Verizon Wireless at Round Hill (SPEX 2007-0019 & CMPT 2007-0012)
Election District: Blue Ridge **Sub Planning Area:** Route 7 West
MCPI#: 554-26-6077

BACKGROUND AND ANALYSIS:

Verizon Wireless is applying for a Special Exception and Commission Permit to add an 8-foot telecommunication antenna on top of an existing water tower, and to add a related equipment facility in the PDH-3 zoning district. The Property is located within the Blue Ridge Election District at 17144 Evening Star Drive. The Property is northeast of the Town of Round Hill.

The Applicant is a developer of wireless infrastructure, and is seeking the approval of this application to add a pod extension to the top of an existing 145-foot high water tank. The Applicant is seeking approval of this site near Round Hill because of the height of an existing structure. The Applicant is submitting this application under the guidelines for the "Strategic Land Use Plan for Telecommunications Facilities" adopted as part of the Comprehensive Plan with CPAM 1996-0003. The Policy states that, "[t]he County's first preference is to have new antennas collocate on existing tall structures, monopoles, and towers in order to minimize the need for new monopoles and towers." The Applicant sought this facility to minimize visual impacts and to blend in with the existing color scheme of the water tower and background.

RECOMMENDATIONS:

PRCS supports any and every effort made by the Applicant to utilize an existing, neutral-colored structure. This blending is essential so that the tower will not adversely affect the natural and historic viewsheds of northwest Loudoun County. PRCS defers all other environmental and planning comments to the Environmental Review Team (ERT) and Community Planning, and offers no objection to the approval of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

Mayor

Francis P. Etro, Jr.

Council

Mary Anne Graham, Vice Mayor
David A. Ferguson
Janet L. Heston
John W. Heyner
Carter M. Morrow
Scott T. Ramsey

Town Administrator & Clerk

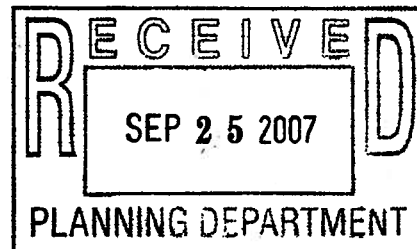
Bradley R. Polk



23 Main Street (Rt. 719-N)
PO Box 36
Round Hill, VA 20142-0036
Tel: (540) 338-7878
Fax: (540) 338-1680

Website: RoundHillVA.org

September 21, 2007



Ms. Judi Birkitt, Program Manager
Loudoun County Planning Department
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, VA 20177-7000

Re: SPEX 2007-0019 & CMPT 2007-0012

Dear Ms. Birkitt:

We have reviewed Verizon's SPEX plat and the accompanying engineer's structural report that was received as a referral review from your office on September 14, 2007, and it was discussed at last night's Town Council meeting.

The Town supports Verizon's request for a Special Exception and a Commission Permit. However, while we are aware that there could be structural issues in the future, we do not want to limit the possible number of service providers that may ultimately use the tower as a platform for their antennas through this permit process.

If you should have any questions, please call me at 540-338-7878.

Sincerely,

Robert E. Kinsley, Jr. AICP
Town Planner & Zoning Administrator

cc: Mayor Etro

ATTACHMENT 1:

A-14